

TORONTO GREEN STANDARD STATISTICS

AS PER TORONTO GREEN STANDARD VERSION 3.0

Queen & Bathurst			
Project Statistics			
MUNICIPAL ADDRESS: (655-663) Queen St W, Toronto, ON			
GROSS SITE AREA		877.6 m <sup>2</sup>	
TOTAL PROPOSED GROSS FLOOR AREA (M <sup>2</sup> ):		5815.0 m <sup>2</sup>	
Total Residential Gross Floor Area		4917.0 m <sup>2</sup>	
Total Retail Gross Floor Area		898.0 m <sup>2</sup>	
Density (Total GFA/Site Area)		6.6	
REQUIRED/PERMITTED		PROPOSED	
ZONING:	CR 3.0 (c1 5.0/2.5) 552 (x1776)		
HEIGHT:		34.2m Inclusive of mechanical penthouse	
SETBACKS:			
	0m Front Setback	0m Front Setback	
	0m Sideyard Setback	0m Sideyard Setback	
	2.745m Reyard Setback	0.695 Reyard Setback	
	0m Setback from	3.055 Setback from centreline	
	centreline of public lane	of public lane	
AMENITY SPACE:			
	2m <sup>2</sup> / unit		
	INDOOR AMENITY 152.0 m <sup>2</sup>	INDOOR AMENITY 159 m <sup>2</sup>	
	OUTDOOR AMENITY 152.0 m <sup>2</sup>	OUTDOOR AMENITY 171 m <sup>2</sup>	
PROGRAM:			
		BACHELOR/STUDIO 27	
		1 BEDROOM 10	
		1 BEDROOM+DEN 8	
		2 BEDROOM 18	
		2 BEDROOM+DEN 6	
		3 BEDROOM 7	
		TOTAL 76	
LOADING:			
	RESIDENTIAL (65 UNITS) 1 TYPE G	1 TYPE G	
	RETAIL (500-1999 m <sup>2</sup> ) 1 TYPE B	1 TYPE B (SHARED)	
GARBAGE & RECYCLING:			
	FIRST 50 UNITS AREA (m <sup>2</sup> ) 25 BINS 3	AREA (m <sup>2</sup> ) BINS	
	(ASSUMES 1 GARBAGE, 1 RECYCLING, 1 ORGANIC BIN)		
	13 m <sup>2</sup> FOR EACH ADDITIONAL 50 UNITS 6.8 1		
	BULK/WHITE GOODS 10		
	TOTAL 41.8 4	TOTAL WASTE STORAGE RM 48.7	
STAGING AREA:		TOTAL STAGING 8.2	
	ADD 5m <sup>2</sup> TO TYPE G LOADING AREA FOR EVERY 50 UNITS >50		
VEHICULAR PARKING:			
	UNIT TYPE RATE/UNIT REQ.	TYPE PROPOSED	
	BACHELOR/STUDIO 0.70 18.9		
	1-BEDROOM 0.80 8		
	1-BEDROOM+DEN 0.90 7.2		
	2-BEDROOM & 2-BEDROOM+DEN 0.90 16.2		
	3-BEDROOM 1.10 7.7	RESIDENTIAL VEHICULAR PARKING 0	
	VISITOR 0.15 11.4	VISITOR VEHICULAR PARKING 0	
	RATE/100m2 GFA		
	RETAIL/COMMERCIAL 0.01 9	RETAIL/COMMERCIAL VEHICULAR PARKING 0	
	TOTAL 78.4	TOTAL 0	
BICYCLE PARKING:			
	TYPE RATE/UNIT	PROVIDED BELOW GRADE PROVIDED AT GRADE	
	AS PER CITY OF TORONTO GREEN STANDARDS CYCLING INFRASTRUCTURE REQUIREMENTS (A2.1)		
	RETAIL: LONG TERM (2/100m <sup>2</sup> GFA) 2	RETAIL: LONG TERM 0 2	
	SHORT TERM 3 + (3/100m <sup>2</sup> GFA) 6	SHORT TERM 0 6	
	RESIDENTIAL: LONG TERM 0.9 68	RESIDENTIAL: LONG TERM 72 0	
	SHORT TERM 0.1 8	SUB-TOTAL SHORT TERM 0 10	
	TOTAL 84	TOTAL 72 18	
		TOTAL 90	

Green Roof Statistics		Proposed
Gross Floor Area, as defined in Green Roof Bylaw (m <sup>2</sup> )		6624 m <sup>2</sup>
Total Roof Area (m <sup>2</sup> )		770.7 m <sup>2</sup>
Area of Residential Private Terraces (m <sup>2</sup> )		214.2 m <sup>2</sup>
Rooftop Outdoor Amenity Space, if in a Residential Building (m <sup>2</sup> )		170.6 m <sup>2</sup>
Area of Renewable Energy Devices (m <sup>2</sup> )		0
Tower (s)/Roof Area with floor plate less than 750 m <sup>2</sup>		0
Total Available Roof Space (m <sup>2</sup> )		385.9 m <sup>2</sup>
Green Roof Coverage		Required Proposed
Coverage of Available Roof Space (m <sup>2</sup> )		115.8 171.5
Coverage of Available Roof Space (%)		30.0 44.4

GREEN ROOF STATISTICS

AS PER TORONTO MUNICIPAL CODE CHAPTER 462, GREEN ROOFS

QUEEN & BATHURST RESIDENTIAL UNIT MIX - V17									
13/4/2021									
	GCA (MUNICIPAL)		EXCLUSIONS PER BYLAW		TOTAL GFA		RESIDENTIAL GFA		COMMERCIAL GFA
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.FT
BASEMENT	811	8726	234	2518	577	6209	78	839	499
GROUND FLOOR	681	7328	96	1033	585	6295	186	2001	399
2 FLOOR	700	7532	159	1711	541	5821	541	5821	-
3 FLOOR	791	8511	40	430	751	8081	751	8081	-
4 FLOOR	677	7285	40	430	637	6854	637	6854	-
5 FLOOR	688	7403	40	430	648	6972	648	6972	-
6 FLOOR	688	7403	40	430	648	6972	648	6972	-
7 FLOOR	648	6972	40	430	608	6542	608	6542	-
8 FLOOR	576	6198	40	430	536	5767	536	5767	-
9 FLOOR	364	3917	80	861	284	3056	284	3056	-
MECH PH	230	2475	230	2475	0	0	0	0	-
BUILDING TOTAL	6624	71274	809	8705	5815	62569	4917	52907	898

BASIS OF GFA CALCULATIONS  
AS PER CITY OF TORONTO ZONING BY-LAW 569-2013 - 40.5.40.40 (3)  
Gross Floor Area Calculations for a Mixed Use Building in the Commercial Residential Zone Category  
In the Commercial Residential Zone category the gross floor area of a mixed use building is reduced by the area in the building used for:  
(A) parking, loading and bicycle parking below-ground;  
(B) required loading spaces at the ground level and required bicycle parking spaces at or above-ground;  
(C) storage rooms, washrooms, electrical, utility, mechanical and ventilation rooms in the basement;  
(D) shower and change facilities required by this By-law for required bicycle parking spaces;  
(E) amenity space required by this By-law;  
(F) elevator shafts;  
(G) garbage shafts;  
(H) mechanical penthouse; and  
(I) exit stairwells in the building.

AREA CALCULATIONS

5 Camden Street, Toronto, ON, Canada, M5V 1V2

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

CLIENT

Timbertrn (Queen/Bathurst) LP

77 Floor Street West, 18th Floor, Suite 1801  
TORONTO, ON, M5S 1M2

02	13-04-2021	ZBA - SETTLEMENT DWGS.
01	12-04-2019	ZONING BYLAW AMENDMENT

REV. NO: DATE: ISSUED FOR:

SEAL

STATISTICS

DRAWN BY	CHECKED BY
1:100	ARCH D
PROJ NO	SCALE
2019-11-26	FORMAT
	PLOT DATE

A001



CLIENT

**Timbertrin (Queen/Bathurst) LP**

77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

[illegible]

03	13-04-2021	ZBA - SETTLEMENT DRAWINGS
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
<b>REV. NO:</b>	<b>DATE:</b>	<b>ISSUED FOR:</b>



SEAL

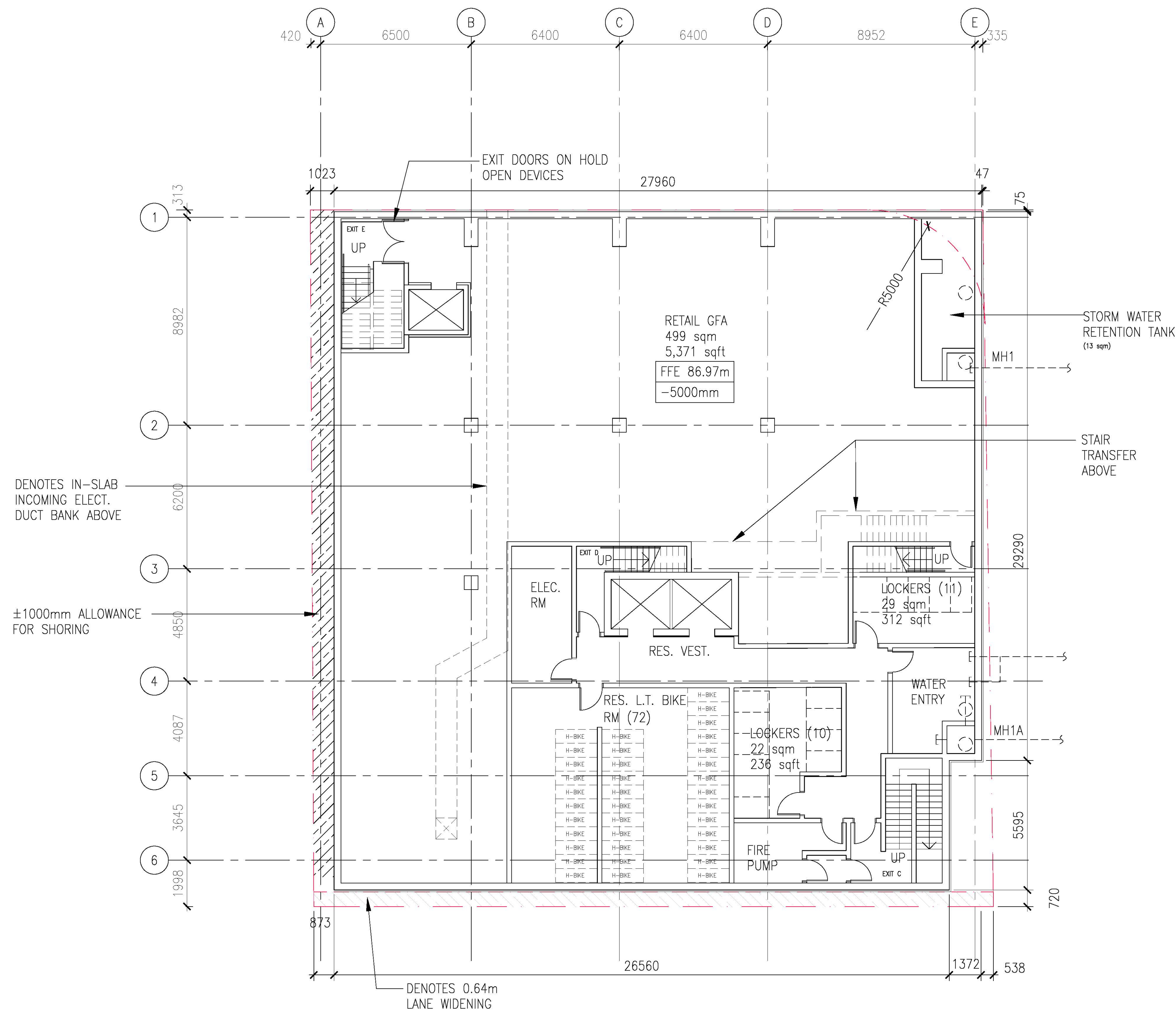
## SITE PLAN

**DRAWN BY** \_\_\_\_\_ **CHECKED BY** \_\_\_\_\_

PROJ NO	1:100	ARCH D	2019-11-26
	SCALE	FORMAT	PLOT DATE

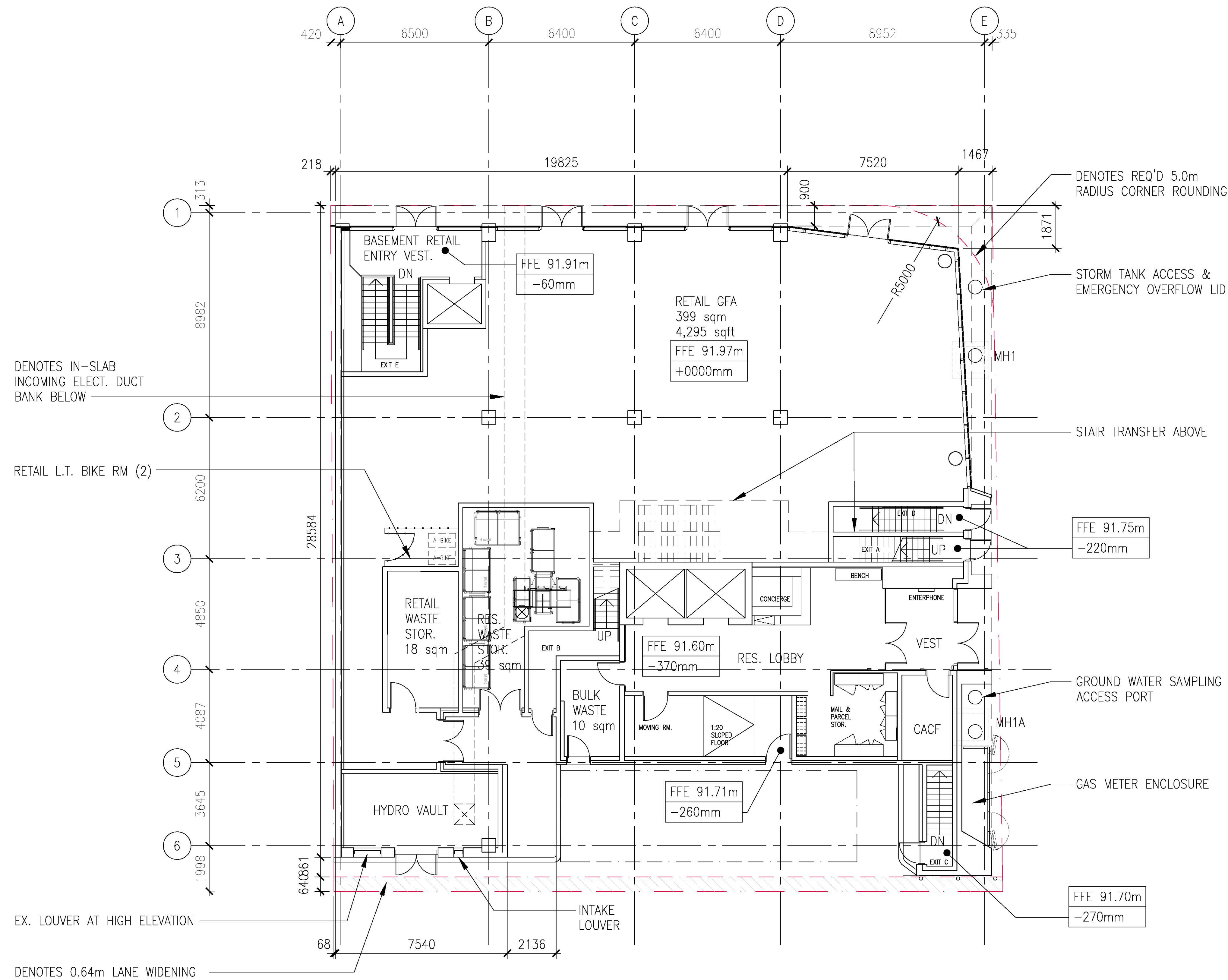
**A002**





## A200





5 Camden Street, Toronto, ON, Canada, M5V 1V2

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

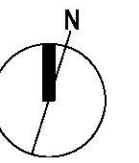
CLIENT

**Timbertrn (Queen/Bathurst) LP**

77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

06	13-04-2021	ZBA - SETTLEMENT DWGS.
05	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT

REV. NO: DATE: ISSUED FOR:



SEAL

## FIRST FLOOR PLAN

DRAWN BY: CHECKED BY:

1:100 ARCH D 2019-11-26  
PROJ NO SCALE FORMAT PLOT DATE

# A201



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

This drawing shall not be used for construction purposes unless countersigned

CLIENT  
**Timbertrin (Queen/Bathurst) LP**  
77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

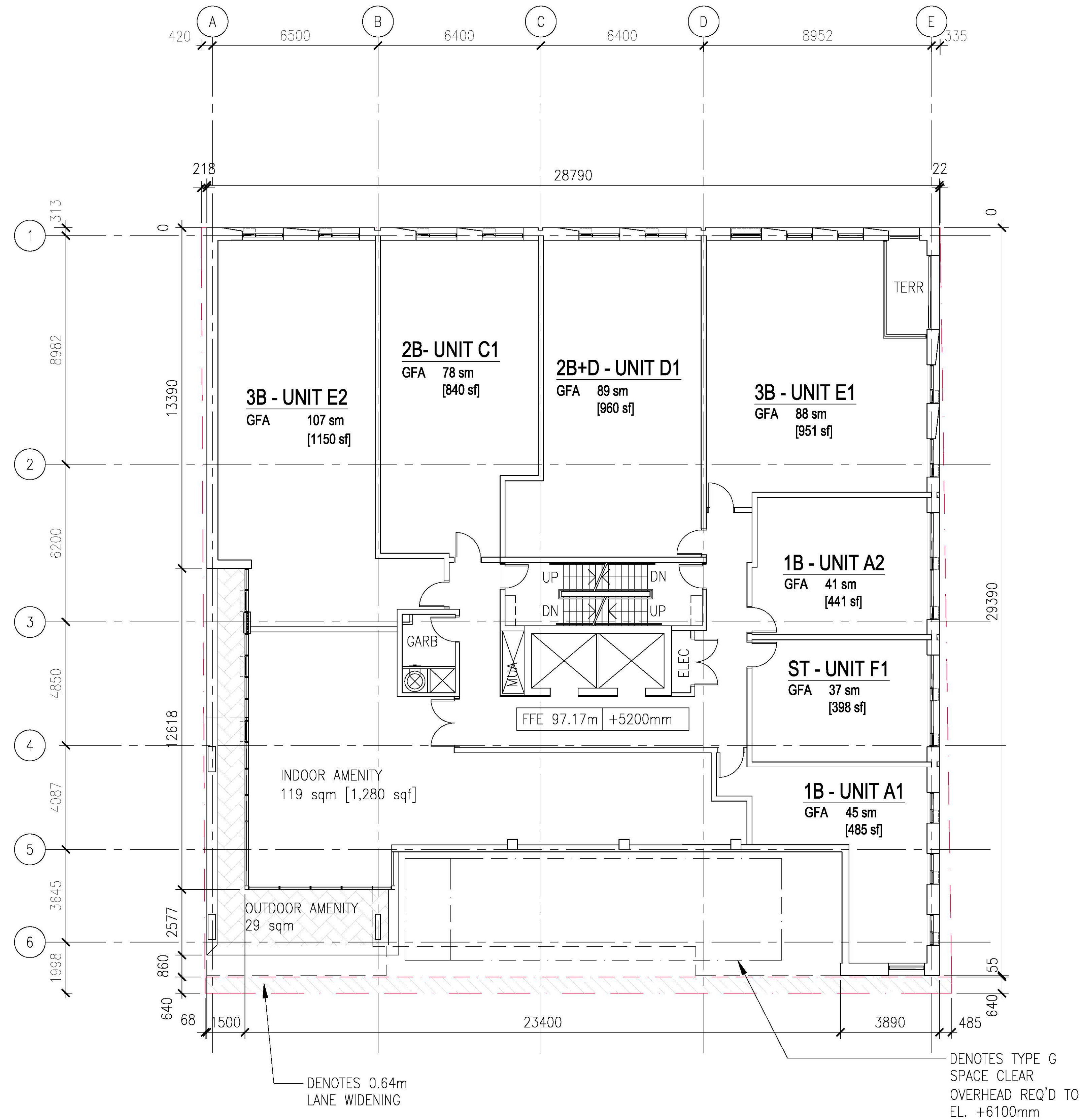
[illegible]

06	13-04-2021	ZBA - SETTLEMENT DWGS.
05	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
REV. NO:	DATE:	ISSUED FOR:

## SECOND FLOOR PLAN

PROJ NO	1:100	ARCH D	2019-11-26
SCALE		FORMAT	PLOT DATE

## A202





All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

This drawing shall not be used for construction purposes unless countersigned

CLIENT  
**Timbertrín (Queen/Bathurst) LP**  
77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

[illegible]

06	13-04-2021	ZBA - SETTLEMENT DWGS.
06	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
REV. NO:	DATE:	ISSUED FOR:



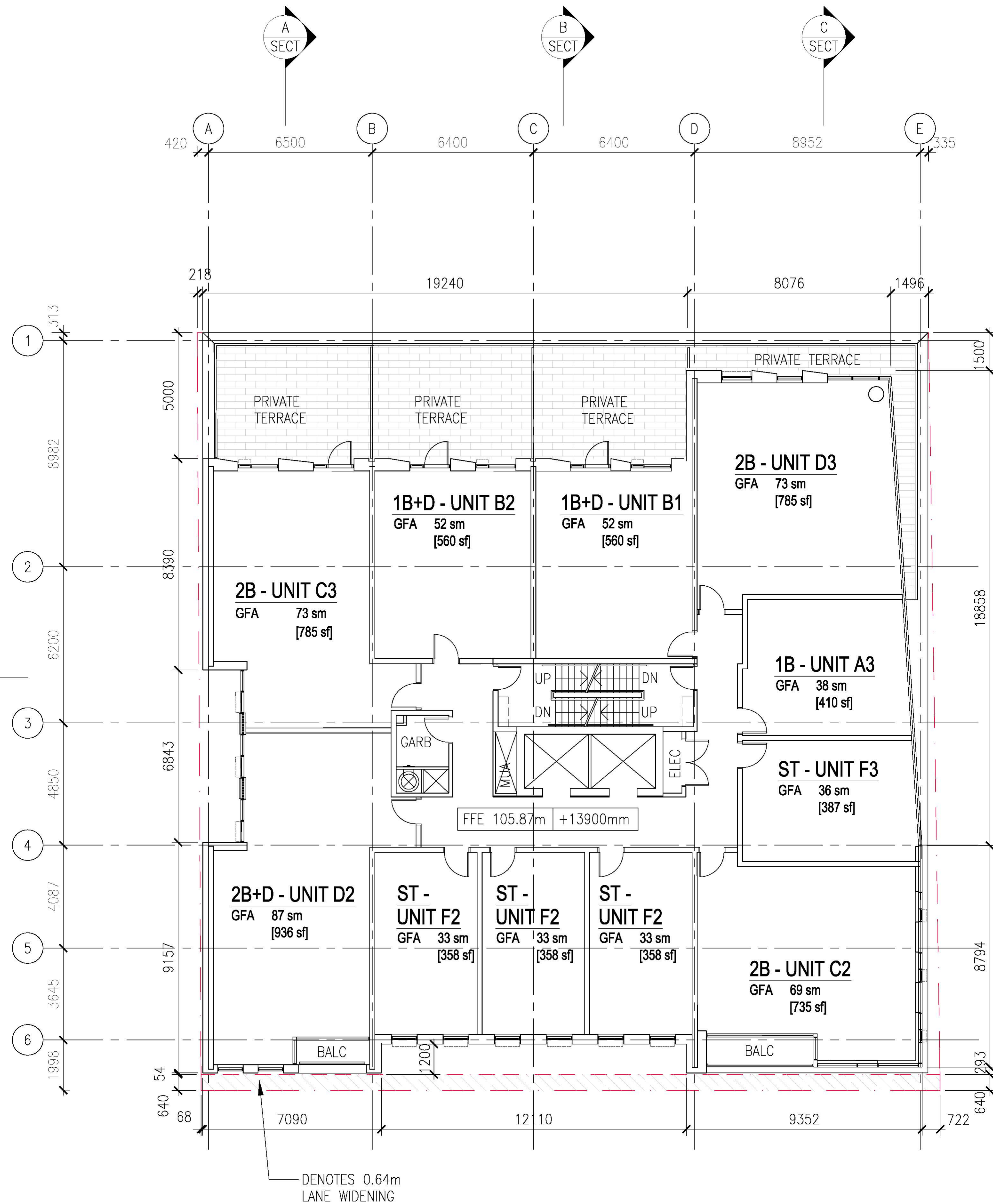
## THIRD FLOOR PLAN

100 ARCH

PROJ NO	1:100	ARCH D	2019-11-26
SCALE		FORMAT	PLOT DATE

# A203





5 Camden Street, Toronto, ON, Canada, M5V 1V2

All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

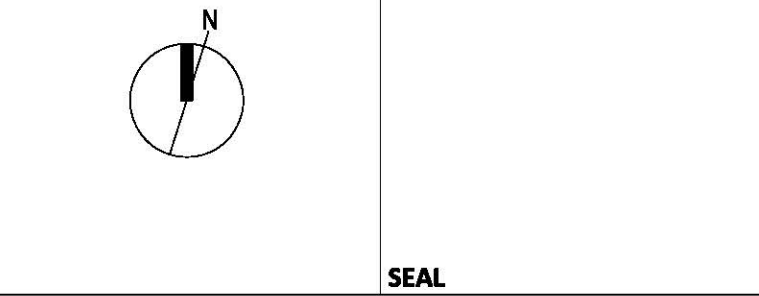
DO NOT SCALE THIS DRAWING

This drawing shall not be used for construction purposes unless countersigned

Teeple Architects Inc.

CLIENT  
**Timbertrn (Queen/Bathurst) LP**  
77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

06	13-04-2021	ZBA - SETTLEMENT DWGS.
05	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
REV. NO:	DATE:	ISSUED FOR:



## FOURTH FLOOR PLAN

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

PROJ NO: \_\_\_\_\_ SCALE: 1:100 ARCH D: \_\_\_\_\_ 2019-11-26  
FORMAT: \_\_\_\_\_ PLOT DATE: \_\_\_\_\_

# A204



All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

**This drawing shall not be used for construction purposes unless countersigned**

CLIENT  
**Timbertrin (Queen/Bathurst) LP**  
77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

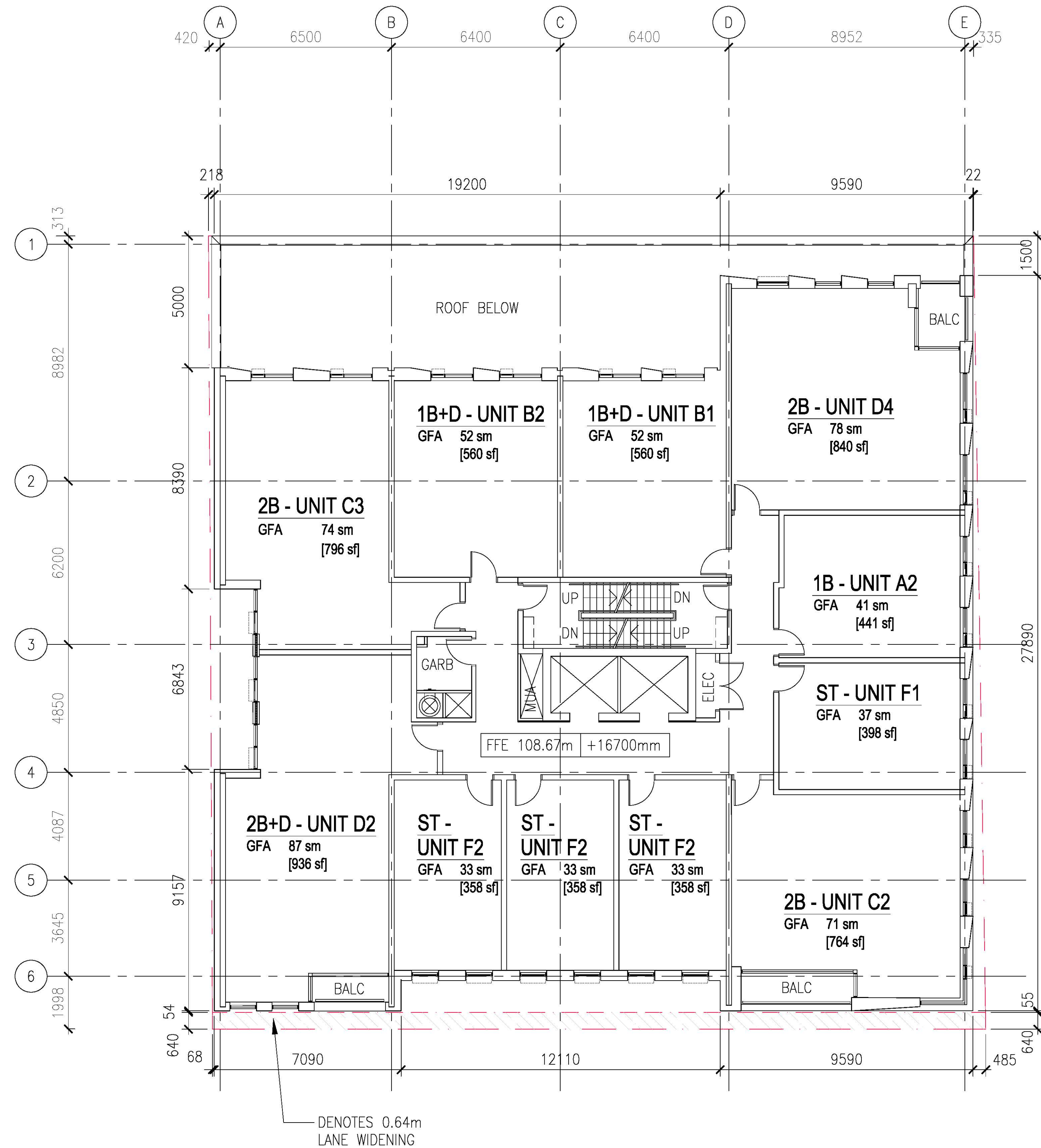
[illegible]

06	13-04-2021	ZBA - SETTLEMENT DWGS.
05	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
REV. NO:	DATE:	ISSUED FOR:

## FIFTH FLOOR PLAN

PROJ NO	1:100	ARCH D	2019-11-26
SCALE		FORMAT	PLOT DATE

# A205





All drawings, specifications, related documents and design are the copyright property of the architect and must be returned upon request. Reproduction of the drawings, specifications, related documents and design in whole or in part is strictly forbidden without the architect's written permission.

This drawing, as an instrument of service, is provided by and is the property of Teeple Architects Inc. and shall be used only for the project named on this drawing and solely for reference purposes only. The contractor is responsible for the coordination and verification of all dimensions contained herein and all measurements and conditions on site as they pertain to these documents. The contractor shall report any discrepancies to the consultant in writing prior to the commencement of any affected work.

**This drawing shall not be used for construction purposes unless countersigned**

CLIENT  
**Timbertrin (Queen/Bathurst) LP**  
77 Bloor Street West, 16th Floor, Suite 1601  
TORONTO, ON, M5S 1M2

[illegible]

06	13-04-2021	ZBA - SETTLEMENT DWGS.
06	25-03-2021	REVISED CONCEPT V17
04	15-03-2021	REVISED CONCEPT V16
03	05-03-2021	REVISED CONCEPT V15
02	01-02-2021	ALTERNATE CONCEPT
01	12-04-2019	ZONING BYLAW AMENDMENT
REV. NO:	DATE:	ISSUED FOR:

## SIXTH FLOOR PLAN

PROJ NO	1:100	ARCH D	2019-11-26
	SCALE	FORMAT	PLOT DATE

## A206

